



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Low Cost Storage/Workshop To Let UNIT 2A MIDICY OAST BODIAM BUSINESS PARK, BODIAM TN32 5UP



LOCATION

Bodiam Business Park is approximately 0.8 miles south of the **The Curlew** at the junction of the B2244 Hawkhurst/Seddelscombe road with Bodiam Road. There is a sign on the main road indicating the Bodiam Business Park which is accessed via a private road. The property is approximately 11.6 miles north of Hastings and 7.5 miles southwest of Battle. The A21 junction at Silver Hill is 6.5 miles to the west. Driving into the commercial section past the flats there is a 2-storey substantial brick faced building known as the Midicy Oast, originally constructed as a ventilated oast house for drying hops and which has been converted into a number of business units and is multi-occupied.

ACCOMMODATION

Unit 2A is a small ground floor store/workshop arranged as follows:

Twin timber doors and concrete ramp leading to:

Area 1

21'3" x 23'9" (6.5m x 7.3m)

505 sq ft (46.9 sq m)

Height 8'9" (2.7m)

Within this area is a small office 7'6" x 13' (2.3m x 4.0m) with a window to the front.

3 steps up to:



Area 2

20'9" x 20'9" (6.3m x 6.3m)

431 sq ft (40.0 sq m)

Height 7' (2.1m)

Connecting doorway to:

- SHOPS
- OFFICES
- FACTORIES
- WAREHOUSES
- INVESTMENTS
- LAND
- VALUATIONS
- SURVEYS
- RENT REVIEWS
- LEASE RENEWALS
- RATING

The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk

continued

2. Unit 2A Midicy Oast, Bodiam

Area 3

21'6" x 7'6" (6.5m x 2.3m)

161 sq ft (15.0 sq m)

Height 7'6" (2.3m)

Directly connects with a further area

21'6" x 9'6" (6.5m x 2.9m)

204 sq ft (19.0 sq m)

Average height 4'6" (1.4m)

Sink unit with cold water supply.



Total Overall Floor Area 1,301 sq ft (120.9 sq m)

N.b. There is 3-phase power and the Unit is separately metered for electricity.



Outside

There is road access to other buildings on the site together with car parking. At the rear of the building is a shared cloakroom facility with gents comprising 2 w.c.s, urinal + hand basin with electric water heater over and ladies comprising single w.c. + hand basin with electric water heater.

TERMS The Landlord has his own agreement available for 3 or 5 years depending upon requirements. There will be a service charge for a contribution to external maintenance, building insurance, maintenance of the cloakroom facility - TBA.

RENT £7,200 per annum (£600 per calendar month) exclusive of rates.

RATES Local Authority: Rother SBR (24/25): 49.9p
Rateable value : £7,000

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

VAT VAT is not charged on the rent.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

continued



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. **Unit 2A Midicy Oast, Bodiam**



EPC The landlord has been advised that an energy performance certificate is required.

VIEWING By prior appointment with agents, **Lawson Commercial**.

241403

